



DATE: November 20, 2013

AGENDA ITEM # 2

**TO:** Bicycle and Pedestrian Advisory Commission

**FROM:** Sierra Davis, Assistant Planner

**SUBJECT:** Addition to an Existing Mixed-Use Building – 4940 El Camino

#### **RECOMMENDATION:**

Recommend approval of Commercial Design Review application 13-D-10 to the Planning and Transportation Commission for an addition to an existing mixed-use building.

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#### **BACKGROUND**

In accordance with Council direction, the Bicycle and Pedestrian Advisory Commission (BPAC) advises the development review process on projects with bicycle and pedestrian components.

The City does not have a bicycle parking ordinance and uses the Valley Transportation Authority (VTA) Bicycle Technical Guidelines. The VTA Guidelines recommend office uses provide one space per 6,000 square feet. The total number of bicycle parking spaces should be distributed: 75 percent of the bicycle spaces should be Class I and 25 percent should be Class II. Restaurant uses require one Class I per 30 employees and one Class II per 3,000 sq. ft. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism and/or inclement weather and is appropriate for long-term parking. A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking.

#### **DISCUSSION**

This is a Commercial Design Review application for an addition of 3,679 to a mixed-use commercial and office building at 4940 El Camino Real. The existing use of the building is the Boardwalk restaurant and offices on the first story and offices on the second story. The project includes an addition of 915 square feet onto the front of the building facing El Camino Real for a new restaurant area on the first floor. The other addition of 2,764 square feet will be to the first and second story and include new office space, bathrooms, stairways and storage.

As recommended by the VTA Guidelines, the project should provide four bicycle parking spaces: two Class I and two Class II. The project provides a Class I bicycle locker at the rear of the building. The locker is divided diagonally and can store two bikes, which meets the requirement. There will also be a new Class II serpentine (wave) style bike rack at the front of the property by the pedestrian walkway to the building. The bike rack will provide at least 5 bicycle parking spaces which exceeds the VTA guideline of two Class II spaces. The project will also maintain the existing bike rack at the rear of the building in the parking lot which can hold up to eight bicycles. The existing bicycle rack

is referenced on the site plan, sheet La-11b and the new bicycle rack is shown on the landscape plan, sheet L1.1.

The project adds additional ADA parking spaces, landscaping area and new pedestrian connection from the sidewalk to the building. The existing configuration of the front yard requires pedestrians walking on the sidewalk to access the entrance by crossing the parking lot. The new design creates a pedestrian walkway from the sidewalk to the building entrance without having to walk in the parking lot. The new bicycle rack will be located adjacent to the pedestrian walkway at the front of the property.

The existing sidewalk and bicycle lane are proposed to remain along El Camino Real. The sidewalk and bicycle lane are consistent with the sidewalk and street tree pattern along El Camino Real and does not appear to require upgrading as a result of the project.

## **ENVIRONMENTAL REVIEW**

This project is Categorically Exempt from California Environmental Quality Act subject to section 15301 for Existing Facilities. The project qualifies for the exemption because the project will be served by all existing infrastructure, is not located in an environmentally sensitive area and the addition is less than 10,000 square feet.



## Echo Serpentine Style Bike Parking

### Echo Bike Racks

These popular serpentine style racks are rugged and space efficient. Allowing for parking from both sides of the rack, the echo can be embedded mount or surface flange mount.

### Materials

Tubing - 2 3/8" dia. schedule 40 steel tubing  
Foot Plates - 7 1/2" dia. x 1/4" stainless steel

### Sustainability and LEED

Echo bike racks have a minimum recycled material content of 84% of which 73% is post consumer content. This content may vary based on the product design, product material type, and interchangeable piece parts. All styles are 100% recyclable. For more information about SiteScapes sustainable products and policies, please refer to our environmental statement.

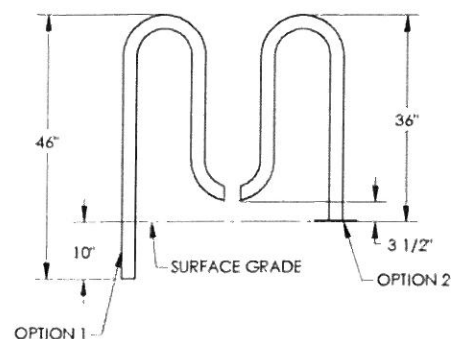
### Choices

Choose five, seven, nine, eleven or thirteen capacity; embedded or surface mount; powdercoat, Duracoat, galvanized or stainless steel.

### Echo bike parking options

Embedded Mount has both legs placed in core drilled holes 10" below surface grade. The holes are then filled with concrete to secure the bike rack

Surface Mount has a surface plate on both legs. When the bike rack is positioned it is secured with stainless steel anchor bolts. (customer supplied)



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### Pictured this page

left: Echo seven space, surface mount bike rack EC2-07-SM (Brandy). top right: Echo thirteen space, surface mount bike rack EC2-13-SM-SF (Stainless). bottom right: Echo five space, embedded mount bike rack EC2-05-EM (Slate).

### Finishes

SiteScapes offers product in both a standard powdercoat and its own proprietary Duracoat finish. Both finishes are designed to weather the elements and are guaranteed not to rust, chip, peel, or fade. Call for a standard color chart.

### [www.sitescapesonline.com](http://www.sitescapesonline.com)

For more information visit our website where you can download product drawings, photos, product brochures, CSI specs, and other technical data.

### To Specify Echo Bike Parking

Echo Bike Parking				
EC	2	2 - 2inch Tubing		
		05 - 5 space rack		
		07 - 7 space rack		
		09 - 9 space rack		
		11 - 11 space rack		
		13 - 13 space rack		
		EM - Embedded Mount		
		SM - Surface Mount		
		PF - Powder Coat Finish		
		DF - DuraCoat Finish		
		GF - Galvanized Finish		
		SF - Stainless Steel Finish		
EC 2 - - - -				



30% POST CONSUMER CONTENT



**Super CycLoops** bike racks employ hefty 4-1/2" (115mm) diameter ASTM *schedule 40* steel pipe with integral smaller steel dividers permanently welded in place. Two lengths are offered to accommodate eight (2175-8) or ten (2175-10) bicycles, each with embedment or pedestal (surface) mount option. Matching base covers are supplied with pedestal models only. Color-coated, polished stainless steel or galvanized finished bike racks are available. See additional information and standard colors on page 7.



2175-8-P-C



2175-8-P-C



2175-8-P-C



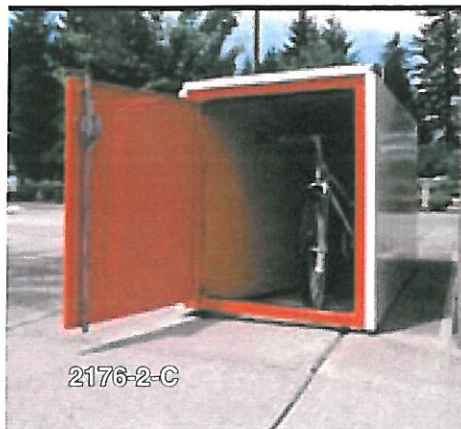
2175-10-P-G

## CycLocker®

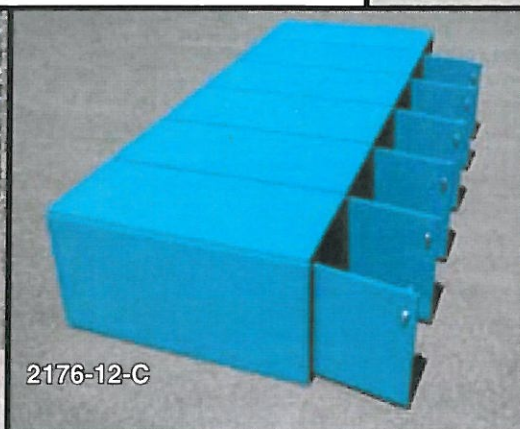
The **CycLocker** is a modular bicycle storage cabinet 3'-3" (990mm) wide, 7'-4" (2235mm) long and 3'-10" (1170mm) high. Each module is diagonally separated to accommodate two bikes with access via a door on each end. Modules can be used separately or in linear combination with a shared common wall. The frame is tubular steel; the roof and walls are 16 gauge (1.5mm) steel sheet. Interior dividers are of 1/2" (13mm) medium-density overlaid marine plywood. Each door incorporates a stainless steel piano hinge and a heavy-duty key-locking latch assembly that features a dual top and bottom deadlock latch with an interior manual lock-release mechanism for safety. CycLocker modules are surface mounted using anchor bolts. Polyester color powder coating, two-toned color schemes or polished stainless steel finish options are available. See additional information and standard colors on page 7.



2176-2-C



2176-2-C



2176-12-C





2176-6-S



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**SITE PLAN NOTES:**

- ① EXISTING BIKE RACK
- ② RELOCATED MAILBOXES
- ③ NEW TRASH ENCLOSURE, SEE L4-111
- ④ EXISTING TRANSFORMER TO REMAIN
- ⑤ NEW PLANTING AREA, SEE L1.1 
- ⑥ NEW SIDEWALK
- ⑦ EXISTING LANDSCAPE AREA TO BE REPLANTED, SEE L1.1 
- ⑧ EXISTING SIGNAGE TO REMAIN
- ⑨ EXISTING BOLLARDS TO REMAIN
- ⑩ NEW BIKE RACK
- ⑪ RELOCATED FIRE DEPARTMENT CONNECTION (FDC)
- ⑫ EXISTING WOOD FENCE TO REMAIN
- ⑬ SCOPE OF WORK LIMITED TO RESTRIPING PARKING SPACES. UNLESS IS NECESSARY, NEW SURFACE TO BE ASPHALT CONCRETE TO MATCH EXISTING
- ⑭ PRECAST PAVERS OR STAMPED CONCRETE
- ⑮ RECORDED EASEMENT, SEE SURVEY FOR MORE INFORMATION

NOTE:  
SITE DRAINAGE & GRADING TO REMAIN UNCHANGED, SEE  
SURVEY FOR EXUSUBT DRAINAGE & GRADING

PARKING LOT TO BE REPAIRED AS REQUIRED DUE TO CONSTRUCTION, TRENCHING, ETC.

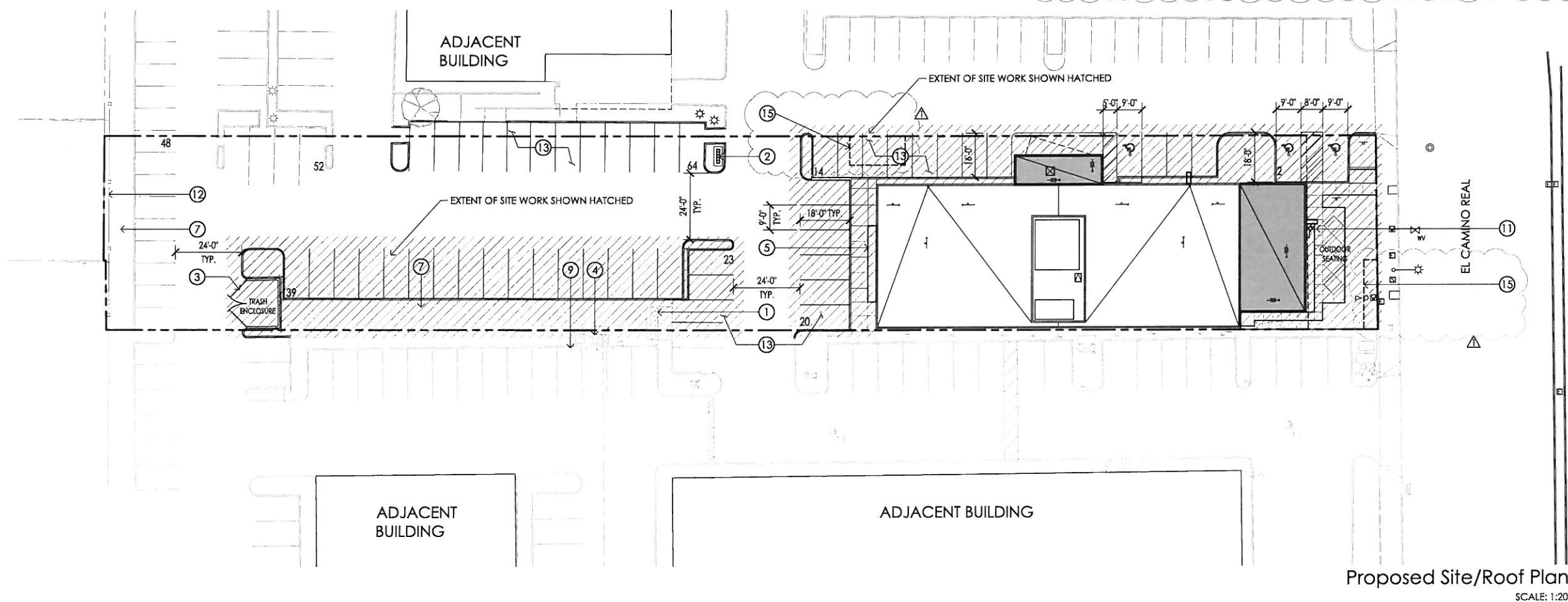
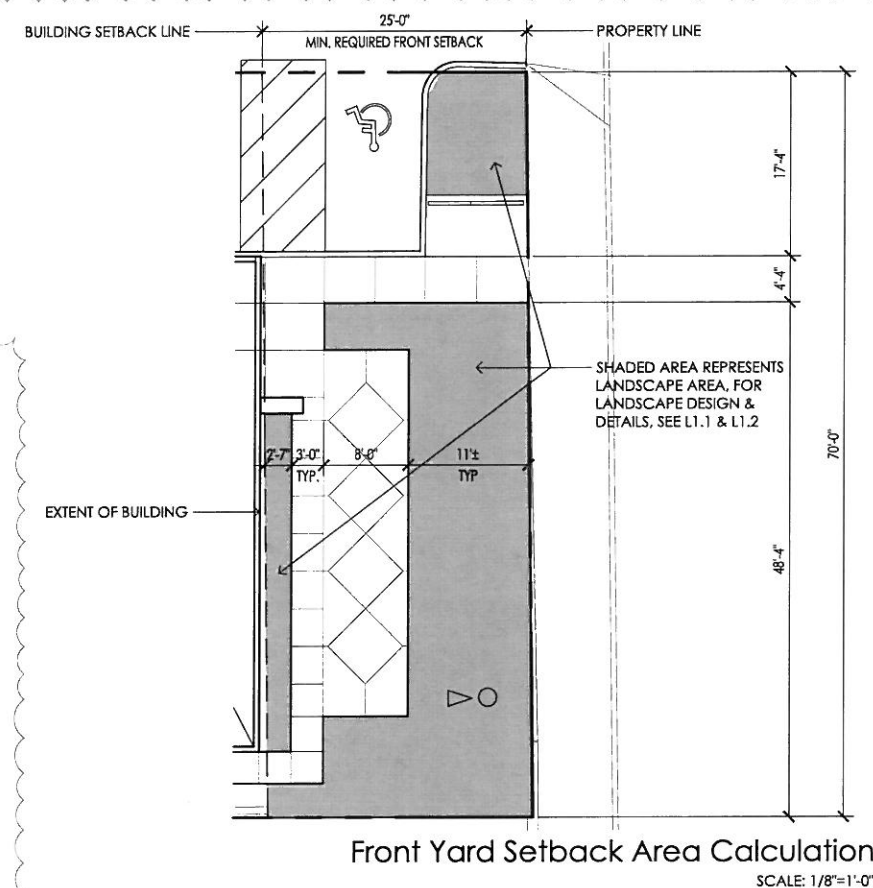
**LANDSCAPE PROVIDED:**

AT FRONT SETBACK:

TOTAL SETBACK AREA = 1,750 SF (25'X70')  
PROPOSED LANDSCAPE AREA = 900 SF (51%)

OVERALL SITE:

SOFTSCAPE = 3,459 SF  
HARDSCAPE = 21,958 SF



ARCHITECTS

**BKBC ARCHITECTS INC.**

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DEVELOPER/ OWNER

**RKT GROUP LLC**

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PROJECT

IMPROVEMENTS TO  
FORTY NINE FORTY

4940 EL CAMINO REAL  
LOS ALTOS, CA 94022

SEAL

ISSUES:

7-18-13



PROJECT NUMBER: V-13-01

DRAWN: ET CHECKED: CF

DATE: 5-24-13

SCALE: AS NOTED

TITLE:

SITE PLAN &  
LANDSCAPE  
PLAN

DRAWING NO:

La-11b

